

127.0

0005

0018.0

Map

Block

Lot

1 of 1

Residential  
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

857,600 / 857,600

USE VALUE:

857,600 / 857,600

ASSESSED:

857,600 / 857,600



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
12-14		GLOUCESTER ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: ATHANASIADIS GEORGE & LENA TRS	
Owner 2: 12-14 GLOUCESTER ST RLTY TRUST	
Owner 3:	

Street 1: 18 SANDERSON ROAD	
Street 2:	

Twn/City: LEXINGTON	
St/Prov: MA	Cntry:
Postal: 02420	Own Occ: N

Postal: 02420	Type:
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PREVIOUS OWNER	
Owner 1: ATHANASIADIS LEONIDAS--ETAL -	
Owner 2: ATHANASIADIS ELENI -	

Street 1: 18 SANDERSON ROAD	
Twn/City: LEXINGTON	
St/Prov: MA	Cntry:

Postal: 02420	
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NARRATIVE DESCRIPTION	
This parcel contains .082 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2463 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int























IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items		Land Value	Total Value					82252	GIS Ref
104	3574.000	488,500			369,100	857,600						GIS Ref
Total Card	0.082	488,500			369,100	857,600	Entered Lot Size					GIS Ref
Total Parcel	0.082	488,500			369,100	857,600	Total Land:					Insp Date
Source:	Market Adj Cost		Total Value per SQ unit /Card:		348.19	/Parcel: 348.19	Land Unit Type:				12/01/17	

APPRAISED:

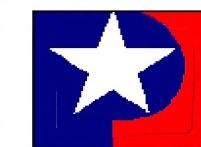
857,600 / 857,600

USE VALUE:

857,600 / 857,600

ASSESSED:

857,600 / 857,600



Patriot Properties Inc.

19880!

PRINT

Date Time

12/30/21 09:45:07

LAST REV

Date Time

01/17/18 08:46:33

ekelly

9880

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
Grantor	Legal Ref	Type Date Sale Code Sale Price V Tst Verif Notes

ATHANASIADIS LE	1387-37	7/14/2010 Convenience 1 No No
	844-82	12/31/1973 43,500 No No N

















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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average			A Bath:	Rating:												
Sty Ht: 2 - 2 Story				3/4 Bath:	Rating:																
(Liv) Units: 2	Total: 2			A 3QBth:	Rating:																
Foundation: 2 - Conc. Block				1/2 Bath:	Rating:																
Frame: 1 - Wood				A HBth:	Rating:																
Prime Wall: 4 - Vinyl				OthrFix:	Rating:																
Sec Wall:		%		<b>OTHER FEATURES</b>								<b>RESIDENTIAL GRID</b>									
Roof Struct: 2 - Hip				Kits: 2	Rating: Good			1st Res Grid   Desc: Line 1   # Units 1													
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Color: WHITE				Frl:	1	Rating: Average		Other													
View / Desir:				WSFlue:	Rating:			Upper													
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				Lvl 2													
Grade: C - Average								Lvl 1													
Year Blt: 1925				Totals	RMS: 11	BRs: 5	Baths: 2	HB													
Alt LUC:		Alt %:		<b>REMODELING</b>				<b>RES BREAKDOWN</b>													
Jurisdct:		Fact: .		Location:					Exterior:	No Unit	RMS	BRS	FL								
Const Mod:				Total Units:					Interior:	1	6	3									
Lump Sum Adj:				Floor:					Additions:	1	5	2									
<b>INTERIOR INFORMATION</b>				% Own:					Kitchen:												
Avg Ht/FL: STD				Name:					Baths:												
Prim Int Wal: 2 - Plaster				<b>DEPRECIATION</b>					Plumbing:												
Sec Int Wall:		%		Phys Cond: AG - Avg-Good	26.	%			Electric:												
Partition: T - Typical				Functional:		%			Heating:												
Prim Floors: 3 - Hardwood				Economic:		%			General:	2	11	5									
Sec Floors:		%		Special:		%															
Bsmnt Flr: 12 - Concrete				Override:		%															
Subfloor:				Total:	26.4	%															
Bsmnt Gar:				<b>CALC SUMMARY</b>																	
Electric: 3 - Typical				Basic \$ / SQ: 180.00																	
Insulation: 2 - Typical				Size Adj.: 1.07630932																	
Int vs Ext: S				Const Adj.: 0.98980200																	
Heat Fuel: 1 - Oil				Adj \$ / SQ: 191.760																	
Heat Type: 5 - Steam				Other Features: 115000																	
# Heat Sys: 2				Grade Factor: 1.00																	
% Heated: 100		% AC:		NBHD Inf: 1.00000000																	
Solar HW: NO	Central Vac: NO			NBHD Mod:																	
% Com Wal	% Sprinkled			LUC Factor: 1.00																	
				Adj Total: 663750																	
				Depreciation: 175230																	
				Deprecated Total: 488520																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 127.0-0005-0018.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc					